

HALLIDAY FRASER MUNRO
PLANNING

P1431/SL/pd

15 June 2009

Head of Planning & Development Management
Cairngorms National Park Authority
14 The Square
Grantown on Spey
PH26 3HG

Dear Sir / Madam

AN CAMAS MOR, INVERDRUIE, AVIEMORE
09/155/CP – DEVELOPMENT OF NEW COMMUNITY – AN CAMAS MOR
LLP

**OBJECTION TO RE-ROUTING OF B970 ADJACENT TO COYLUM ROAD,
COYLUMBRIDGE, AVIEMORE - COYLUM B970 ACTION GROUP**

I refer to the above outline planning application by An Camas Mor LLP recently called in by the Cairngorms National Park Authority.

On behalf of my client, the Coylum B970 Action Group, I would request that this letter be considered as a holding objection against certain aspects of the outline planning application.

My client has no objection to the principle of the new community proposed at An Camas Mor. They do however have serious concerns regarding the proposal to realign the B970 road from the south eastern edge of An Camas Mor, along the eastern boundary of the residential properties on Coylum Road to meet the 'Ski Road' east of Coylum Bridge.

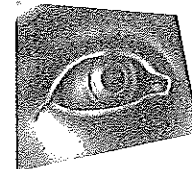
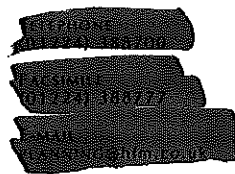
The An Camas Mor Masterplan Report submitted along with the outline planning application refers to the relocated and upgraded B970 proposed to serve as the principle access for development at An Camas Mor, from the commencement of development up to 2018.

This results in the main access to An Camas Mor from Aviemore and the A9 trunk road from the south being along the realigned B970. This will result in a considerable amount of traffic passing directly alongside the private rear gardens of dwellinghouses on the east side of Coylum Road. This volume and close proximity of traffic will also impact on the majority of other properties on Coylum Road.

Since its inception, one of the main aims of a new settlement at An Camas Mor has been close links with Aviemore. This is a key point made in the CNPA Cairngorms Landscape Capacity for Housing Study 2005, which suggested a direct vehicular link with Aviemore across the River Spey. The convoluted means of accessing the development up to 2018 through a realigned B970 does not achieve this.

Cairngorms National Park Authority	
Planning Application No.	09/155/CP
REPRESENTATION	
ACKNOWLEDGED	18/6/09 *

8 VICTORIA STREET
ABERDEEN AB10 1XB



Cairngorms National Park Authority 16 JUN 2009 RECEIVED
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OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
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JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA FRIAS

HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

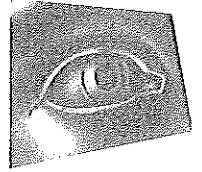
DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

REGIONAL
DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI

15 June 2009

CNPA

The An Camas Mor Transport Assessment (TA) provides only a brief reference to (para 1.4.1) and little justification for the 'new distributor road' proposed east of Coylum Road. The TA suggests that the B970 will be realigned in the development phase between 2012 to 2016, by which time 400 houses, a hotel, nursing home and shops would be constructed and occupied at An Camas Mor. It is also intimated (TA para 1.8.8) that the B970 realignment was required by The Highland Council as part of the Coylum Road development and is in the 1997 Badenoch & Strathspey Local Plan. The latter is correct, but the stated 'requirement' for this work has to be questioned when the B970 realignment was neither undertaken nor enforced by the Highland Council as roads authority. Outline planning permission for the residential development at Coylum Road was granted on 9th August 1995. This included a condition requiring that development's junction with the B970 was constructed to such a standard and a reservation created to allow for the 'possible future extension of the B970.' This work was undertaken, but the B970 has never been relocated.



The development at Coylum Road was not constructed in the way suggested in the 1997 Local Plan, where 'amenity woodland' was proposed between the realigned B970 and private properties. Such amenity woodland was never developed and the existing development at Coylum Road has resulted in private gardens directly abutting what would be the proposed path of the realigned B970. This already reduces the weight to be attached to the layout provisions contained in the 1997 Local Plan. In the 1994 report of the Local Inquiry into what eventually became the 1997 Badenoch & Strathspey Local Plan, Highland Regional Council stated that the realignment of the B970 was not essential to allow the Coylum Road development.

As an alternative to the realignment of the B970 at Coylum Road, the creation of a direct road link in the early stages of development between An Camas Mor and the B970 at Inverdrue electricity substation (as proposed by 2027) would provide a number of benefits. These include: the reduction of travelling times to Aviemore; creation of a realistic, useable pedestrian route, reduction in the environmental impact and construction costs of new roads. This route has considerable support from local residents.

In conclusion, on behalf of my client, I would submit that the proposed realignment of the B970 is entirely unnecessary and would not allow for the An Camas Mor to achieve the required close linkages with Aviemore and the wider principle transport infrastructure. It is suggested that an alternative access route be pursued from the B970 at Inverdrue sub station.

I trust you will give the points raised above due consideration. I reserve the right, on behalf of my client, to expand on these matters and submit further representations on the planning application in due course.

3

15 June 2009

CNPA

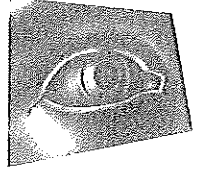
I would appreciate if you could acknowledge receipt of this letter. Please don't hesitate to contact me should you wish to discuss matters further.

Yours faithfully

A black rectangular redaction mark covering the signature of Scott Leitch.

Scott Leitch
Planning Consultant
Halliday Fraser Munro Planning

cc. Client



14 June 2009

The Planning Officer
Highland Council
100 High Street
Kingussie
Inverness-shire
PH21 1HY

Dear Sir

An Camus Mor- Planning Application 09/0014/OUTBS

I write to express my concerns about certain aspects of the above proposals; these follow an initial reading and it seems likely that I will wish to submit additional representations after further study of the application. My immediate concerns are as follows:-

1. At 1500 houses the development would be massively larger than any considered in any local plan and would have implications for the whole area. These have not been properly considered.
2. No attempt is being made to integrate the development with Aviemore; it would effectively be a new town and that in a National Park, the purpose of which is to maintain the unique character of the Countryside.
3. The proposal involves buildings of 3 1/2 stories high hard by the B970 country lane and with only minimal screening using a very narrow tree belt. This road, in its current form, is a particular feature of the area being part of the National Cycle Network and is much used by visitors.
4. While the existing B970 road is certainly unsuitable for carrying additional traffic and cannot be improved at the Coylumbridge end, it is illogical to claim so much for screening the new buildings from the road whilst at the same time proposing to route the same road in close proximity to existing houses. A more effective alternative would be to provide the main access before any construction begins on site from the ski road in the vicinity of the fish farm, and this would also better link the development with Aviemore.

It seems to me that the proposals as they stand do not pay sufficient attention to the requirements for maintaining the special character of the National Park and need to be reworked before being resubmitted in a very different form.

Yours sincerely

(Sir Donald Miller)

Cairngorms National Park Authority
Planning Application No. 09/155/CP
REPRESENTATION
23/6/09
ACKNOWLEDGED

Highland Council Badenoch and Strathspey Planning and Building Standards
17 JUN 2009
Received

Drumchork
Coylumbridge
Inverness-shire
RB22 1RD

Cairngorms National Park Authority
19 JUN 2009
RECEIVED

14 June 2009

The Planning Officer

Cairgorm National Park

Albert Memorial Hall

Station Square

Ballater

Aberdeenshire

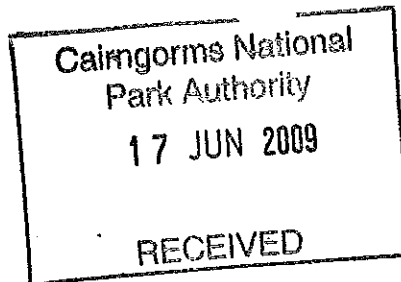
Cairngorms National Park Authority	
Planning Application No.	09/155/CP
REPRESENTATION	
ACKNOWLEDGED	18/6/09

Drumchork

Coylumbridge

Inverness-shire

RB22 1RD



Dear Sir

An Camus Mor Planning Application- Highland Council Ref 09/00114/OUTBS

Certain aspects of these proposals appear to me to be inconsistent with developmens in a National Park and seem to have been driven more by a requirement to maximise profits for the developers than any environmental considerations. For example:-

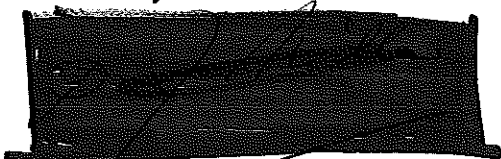
1. For any significant developments in the Aviemore area a primary consideration should be to use the opportunity to improve Aviemore itself. The character of the village is somewhere between a settlement in the American Mid-West and a building site and certainly no advertisement as one of the main gateways for our most significant National Park.
2. At 1500 houses the development would be massively larger than that considered in any local plan and would have implications for the whole area. These have not been properly taken into account.
3. No attempt is being made to integrate the development with Aviemore; it would effectively be a new town and that in a National Park, the purpose of which should be to maintain the character of this unique countryside.
4. The proposal involves buildings of 3 ½ storeys along each side of a road aligned in an East /West direction. In spite of claims to the contrary this will be in shade for most of the day. A more imaginative treatment, if such high buildings are to be introduced, would be to site them around a central square aligned between S and SW, as in the case of Grantown.
5. The 3 1/2 storey buildings would be sited hard by the B970 country lane and with only minimal screening using a very narrow tree belt. This road, in its current form, is a particular feature of the area being part of the National Cycle Network and is much used by visitors.

6. While the existing B970 road is certainly unsuitable for carrying additional traffic and cannot be improved at the Coylumbridge end, it is illogical for the developers to make claims that the new buildings will be screened from the road whilst at the same time proposing to reroute the same road in close proximity to existing houses. A more effective alternative would be to provide the main access, before any construction begins on site, from the ski road in the vicinity of the fish farm, and this would also link the development better with Aviemore.

7. It would be more effective in minimizing the impact on the National Park if the development were sited to the west of the An Camus Mor site with more direct links to Aviemore, initially via a new road from the area of the fish farm and subsequently reinforced by a new bridge over the Spey as soon as the development reaches a critical mass.

I am sure there are many additional points that The Authority will wish to take into account as the responsible Planning Authority but I trust these initial thoughts, following a first reading of the Application, will be helpful in considering the many issues involved.

Yours sincerely

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

(Sir Donald Miller)

THIS IS A 2/1 Boylum Road,
HOLDING OBSSECTION. Boylumbridge
Arenmore.

Highland Council:
Badenoch and Strathispey
Planning and Building Standards

- 1 JUN 2009

Received Caithness National Park Authority
Planning Application No 09/155/CP In Cairns Mor Inverdrac
09/001 REPRESENTATION
ACKNOWLEDGED 23/6/09 *

PH22.126.
28th May 2009.

Dear Sir

Arenmore.

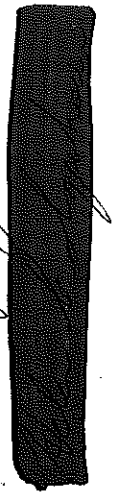
Development of New
Community

I have no objection to the proposed new
community at Cairns Mor but I do object to
the proposed road alongside the rear gardens of
houses on the East Side of Boylum Road. This
proposed road would affect the wild life on the
fire break path and definitely lower the value
of the houses.

The idea of Cairns Mor was to have
very close links with Arenmore itself but this
route makes it longer to link it with the
village and the B970 at Inverdrac would reduce
travelling time if it is fixed for the beginning of
the new village but the best idea would be

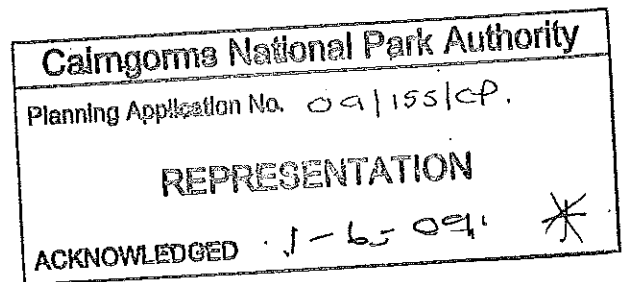
a direct vehicular link with Arenmore
over the River Spey as suggested in 2005
and would certainly in my view sell houses
from a buyers point of view.

Yours faithfully



Marie Duncan

From: jim franks [redacted]
Sent: 26 May 2009 20:14
To: Marie Duncan
Subject: An Camas Mor



Jim Franks
2 Birch Road
Aviemore

I am delighted to see this happen at last.

In the '80s I was a committee member of Aviemore Holiday Promotions[AHP], the first of several business & local interest committees; we had discussed & come up with amendments to the district Local Plan which consisted of 'link roads in the village'; a 'second Spey bridge'; & 'development on Cambusmore'.

These ideas were presented to a public meeting in The Red McGregor & fully accepted. A later presentation to the Regional Council brought the comment from them that the whole area of Camas Mor was 'flood plain' & therefore development was impossible; this area later went into the local plan for housing development.

Also I remember Councillor Sandy Lindsay saying he believed that Aviemore would grow to the size of Elgin & that there was room within the present area without spoiling the surrounding countryside.

Best wishes to this programme, I look forward to seeing Planning acceptance & a start soonest.

Regards,
jim franks

Cairngorms National Park Authority

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Cairngorms National Park Authority
Planning Application No. 09/155/cf
REPRESENTATION
ACKNOWLEDGED 24/6/09 *

**MUIR OF KNOCK
PITYOULISH
BY AVIEMORE
INVERNESS-SHIRE
PH22 1RD**

T: [REDACTED]
E: [REDACTED]

Cairngorms National
Park Authority
16 JUN 2009
RECEIVED

June 11 2009

Highland Council
Badenoch and Strathspey
Planning and Building Standards
12 JUN 2009
Received

Planning and Building Standards Office
Highland Council
100 High street
Kingussie
PH21 1HY

Dear Sir

Planning Application 09/00114/OUTBS

I would like submit a 'holding objection' to this development and in particular the proposed access off the B970. A more detailed objection will follow later.

Yours faithfully

[REDACTED SIGNATURE]

David Hayes

13 Coylum Road
COYLUMBRIDGE
Aviemore
IV32 1QG
4th June 2009

Cairngorms National Park Authority
Planning Application No. 09/155/CP
REPRESENTATION
ACKNOWLEDGED 24/6/09 *

Highland Council
Badenoch and Strathspey
Planning and Building Standards
- 5 JUN 2009
Received

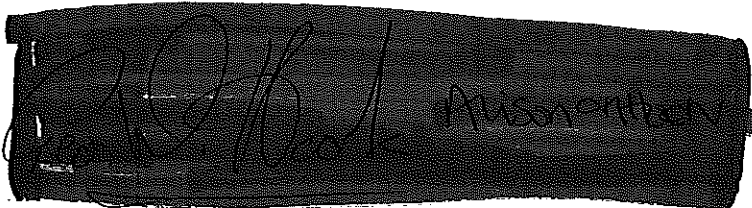
The Planning and Building Standards Office
Highland Council
100 High Street
KINGUSSIE
PH21 1HY

Dear Sirs

We are writing to object to the planning application 09/00114/OUTBS and its proposal to realign the B970 past the houses in Coylum Road, using this realignment of the road as the primary access for all traffic (including construction traffic and the bus service) into and out of Am Camus Mor. It is not an objection to the principle of An Camus Mor.

This is a holding objection and it will be followed by a more detailed objection after more consideration of the application.

Yours faithfully



George Hook

Alison Hook

Cairngorms National
Park Authority
09 JUN 2009
RECEIVED

Cairngorms National Park Authority
Planning Application No. 09/15516P
REPRESENTATION
ACKNOWLEDGED 24/6/09 *

Cairngorms National
Park
16 JUN 2009
RECEIVED

Coylum Road,
Coylumbridge,
PH22 1QG

The Planning and Building Standards Office
Highland Council
100 High St.,
Kingussie
PH21 1HY

Highland Council
Badenoch and Strathspey
Planning and Building Standards
10 JUN 2009
Received

4th June 2009

Dear Sir,

Re: planning application 09/00114/OUTBS

We would like to submit a holding objection in respect of the use of a realigned B970..

We have no objection to the principal of An Camus Mor but are concerned by the proposal to realign the B970 past the houses in Coylum Road this then being the primary access route to An Camus Mor for all traffic (including all construction traffic).

We feel a development of this size and importance within Speyside should be accessed via the most direct route (ie: Inverdrue) from the outset.

It is our intention to submit a more detailed objection after more consideration of the application.

Leslie I. Grant, E. Dawn Grant.

Cairngorms National Park Authority	
Planning Application No. 09/155/CP	
REPRESENTATION	
Highland Council Badenoch and Strathspey Building Standards	24/6/09 *
ACKNOWLEDGED	
- 3 JUN 2009	
Received	

20, Coylum Road,
Coylumbidge,
PH 22 1 00
2nd June 2009.

The Planning + Building standards office,
Highland Council,
Kinrossie.

Dear Sirs,

Planning Application ref:- 09/00114/OUTBS.

I refer to the above Planning Application and wish at this stage to note my objection, not to the development itself, but to the re-routing of the B970, which would pass within a metre of my property.

The woodland through which the road is being proposed is part of the Cairngorm National Park and the immediate environment will be destroyed if this re-design of the road is allowed, especially as for years to come it will be used by all varieties of heavy construction vehicles. It also

seems ludicrous to take all traffic by his route
when shorter alternatives are available

We feel very strongly about this re-routing of
the B970, especially as we bought our plot
from John Grant, the applicant, within the
past three years, and no mention of his
proposed development was made by him or
his agents to us. We shall use every legal
avenue open to us to have his application
rejected.

Yours faithfully,

[Redacted signature]

Cairngorms National Park Authority	
Planning Application No. 09/155/cf	
REPRESENTATION	
ACKNOWLEDGED 24/6/09 *	19 Coylum Road Aviemore PH22 1QG

2nd June 2009

Highland Council Badenoch and Strathspey Planning and Building Standards
Office - 3 JUN 2009
Received

The Planning and Buildings Standards Office
Highland Council
100 High Street
Kingussie
PH21 1HY

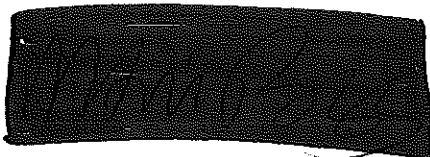
Cairngorms National Park Authority
09 JUN 2009
RECEIVED

Planning Application Reference 09/00114/OUTBS

Dear Sirs

I am writing to inform you of my initial holding objection, which will be followed in due course by a more detailed objection after further consideration of the application, to the above named planning application. I have no objection to the principle of An Camas Mor but I am greatly concerned by the proposal to realign the B970 past the houses in Coylum Road and then to use the realigned road as the primary access for all traffic (including construction traffic and the bus service) into and out of An Camas Mor.

Yours faithfully



Martin Ross



Highland Council
Badenoch and Strathspey
Planning and Building Standards

1 June 2009

The Sheraton Grand Hotel and Spa - 9 JUN 2009

1 Festival Square
Edinburgh, EH3 9SR Scotland

Received
Cairngorms National Park Authority

Planning Application Ref: TBS
09/1551/CP

REPRESENTATION

ACKNOWLEDGED 24/6/09 *

PLANNING APPLICATION REFERENCE

DEAR SIR

PLEASE CONSIDER THIS LETTER AS A HOLDING OBJECTION
TO THE ABOVE PLANNING APPLICATION AND I REQUEST
THE REQUEST TO LODGE A MORE DETAILED OBJECTION AT
A LATER DATE AFTER MORE CONSIDERATION OF THE
APPLICATION.

I AM CONCERNED THAT THE PROPOSED REALIGNMENT
OF THE B970 WILL NOT MEET WITH ENVIRONMENTAL
CONSIDERATION OF SOME A SUZABLE ACCESS
FOR THE PROPOSED

Yours Sincerely, [REDACTED] 7 Cylman Road

PLEASE ACKNOWLEDGE

[REDACTED]

RECEIPT OF THIS LETTER

Cairngorms National
Park Authority

09 JUN 2009

RECEIVED

T.G. PACKE

CHARTERED SURVEYOR
LAND AGENT/FACTOR

Cairngorms National Park Authority
 RICS FAAY
 Planning Application No. 09/1551CP
 REPRESENTATION *
 ACKNOWLEDGED 24/6/09

Glebe House
 Manse Road
 Lnlithgow
 West Lothian EH49 6QP
 Highland Council
 Planning and Building Standards
 E-mail: [REDACTED]

The Planning and Building Standards Office
 Highland Council
 100 High Street
 Kingussie PH21 1HY

Highland Council
 Planning and Building Standards
 - 3 JUN 2009
 Received

1st June 2009

Dear Sirs,

An Camas Mor. Planning Application Reference 09/00114/OUTBS

I write in connection with the above application. I know the area well and have visited it at least once a year for nearly 60-years. I am not against a development of sorts in the area, but in my view, some parts of the Masterplan are totally unsuitable. My comments are:

1. This should be a new village (in the true meaning of the word) – not a new town. There should be **no** High Street and buildings should only be a mix of one and two storeys in height – no more. Some of the proposed buildings as shown in the Masterplan would be more suitable for Inverness; not a village on the outskirts of Aviemore.
2. Any proposed shops, or even a superstore if required, should be located in Aviemore itself. An Camas Mor should only have a newsagent and/or corner shop, restaurant, pub and the like, so as to create a village feel. As for hotels, there should be a small(ish) hotel to begin with (perhaps on 3 floors in this case) and allow for another in the future as the village grows.
3. The location is in a holiday area – not a town area. People will come to holiday and will therefore be looking for some independence and privacy in a rural location. I like the general jumble of buildings in the Masterplan (although these should be lower in height – see above) and combined with lots of native tree planting, they should be attractive.
4. There should be a central point such as a green or church or the like off which the buildings radiate out from (I believe this is already covered in the Masterplan), but the important thing here is **not** to allow the usual “housing estate” to develop.
5. Let the village grow naturally, with both residential and holiday properties, so that it does not become a ghost place during off-peak seasons. Start with 100 units (in fact the stated quantity in period 2011 to 2016) and let it grow naturally over the years to come **without** stating maximum numbers. The stated figure of 1,500 units “at the end of the development period” would mean a community of 4 or 5,000 additional people in the area. This would be totally unsuitable and would no longer be a village but a new town, so defeating the objective.
6. The realignment of the B970 as the primary road into the development is bad. I believe it should be much closer to Drumintoul Lodge. As proposed, it is much too close to Coylum-bridge.

Please treat this letter as a holding objection at this stage. A more detailed objection may follow once I have studied the Masterplan more.

Yours faithfully,

[REDACTED SIGNATURE]

T. G. Packe

RECEIVED
 03 JUN 2009

Cairngorms National Park Authority	
Planning Application No. 09/1551CP	
REPRESENTATION	
ACKNOWLEDGED 24/6/09	*

Flowerfield,
Pityoulish,
Aviemore,
Inverness-shire PH22 1RD
1st June 2009

Planning Officer,
Highland Council,
100 High Street,
Kingussie,
Inverness-shire PH21 1HY

Highland Council Badenoch and Strathspey Planning and Building Standards
- 3 JUN 2009
Received

Dear Sir,

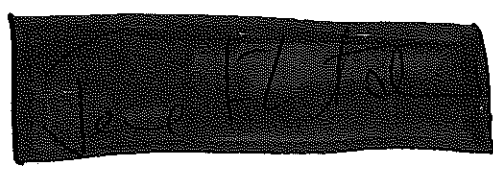
Planning Application 09/00114/OUTBS

This is a holding letter of objection to the above planning application for the development of a new town at An Camus Mor, pending my further consideration of the application. My objections cover two principal areas:-

1. The proposed development is not in keeping with the traditional style of development of settlements in this area of the Highlands. The magnitude of the proposed development and the nature of some of the architecture proposed, in particular the three and a half story tenement blocks, are not appropriate to the area, and have been disallowed in previous planning applications. Was it the intention when the Park was set up that a new town should be built at its centre? I think that this has not happened in any of the other national parks in the UK.
2. The proposal would appear to suggest that at some time between 2018 and 2027, a new road, The Distributor Road, via Inverdrue, would be provided for access to the proposed site. Until that time access is proposed via the B970. Human nature being what it is a considerable amount of traffic will use the B970 northwards from the proposed site for journeys to Boat of Garten, Nethy Bridge, Grantown, Nairn, Forres Elgin and further east and also to Inverness. Between the northern end of the site and the Street of Kincardine the B970 is a very narrow winding road where passing is difficult at the best of times. The road is suitable for those who live on it and the agricultural traffic that services the farms along it. However, particularly in the summer months, ever increasing amounts of tourist traffic and large coaches, plus rising numbers of cyclists and walkers, including families with small children, are making the road increasingly hazardous. To ensure the well being of all road users and to maintain the nature of this road which to date is one of the rural highlights of the Park, the entrance to the proposed development should be either by a new distributor road via Inverdrue or, preferably, a new bridge over the river Spey into Aviemore, which should be completed before any other development work is commenced.

Yours faithfully,

Mrs M.J.Fletcher



Cairngorms National Park Authority Planning and Building Standards
RECEIVED

Cairngorms National Park Authority	
Planning Application No.	09/155/CF
REPRESENTATION	
ACKNOWLEDGED	23/6/09 *

Highland Council Badenoch and Strathspey Planning and Building Standards
- 1 JUN 2009
Received

"Crag Moor"

21 Caylor Road
Caylenbridge
Aberdeen PH22 1QG
31st May 2009

Dear Sir/Madam,

Ref. 09/00114/OUTBS - DEVELOPMENT OF NEW COMMUNITY
AN CAMAS MOR, INVERDRUE, AVIEMORE

I am writing this Holding Objection re the above outline planning application.

I am not against the An Camas Mor village, but do not agree with the re-routing of the B970 to the east of the Caylor Road houses. I feel there is no justification in re-routing the road and using it for initial construction traffic, workers and for the first inhabitants of the new village.

The re-routed road would be 3 feet away from our back garden which was meant to have a green buffer zone in the event of a road being realigned. We were told by Johnny Grant that this would be "highly unlikely to ever happen" (I wish I had taped that phrase) and there was no mention of the realignment being for a new village of 1500 houses. I'm sure that he would not have sold any plots if everyone had known what was planned.

I have heard people say that this eco village is meant to be reducing the carbon footprint in the area and that if people have to travel 4 miles round the back of Caylor Road and down the ski road, people will cycle or walk across to Aviemore over a small bridge, which isn't on any plans yet. That would be a good idea but would not

work because as a mother you cannot get your stopping on the handlebars of a bike. What about the infirm who have mobility cars. If you have to get 2 children ready for school or nursery and then have to walk to school what time would you need to leave. It isn't practical with the amount of activities children do nowadays. You have to carry guitars or sports equipment, not forgetting that in this area from October to May the weather can be inclement. Nobody is going to walk in the winter.

The other road shown on the plan going via the Substation is not highlighted as not being started till 2018. This should have been marked as a lot of people don't read the small print.

There is no guarantee that road will ever happen as there is no guarantee that more than 100 houses would be built.

Johnny Grant was meant to lay at the entrance to Cefun Road, replace dead trees, maintain the areas for the community until it was taken over by the access of Cefun Road. Along with the buffer zone along the East side, none of these things ever happened. What guarantee do we have that his Eco village would ever fulfil its promises?

None.

Please acknowledge receipt of this objection.

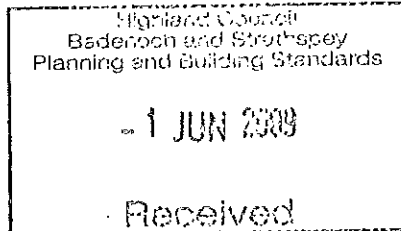
Yours faithfully

[Redacted Signature]

Cairngorms National Park Authority	
Planning Application No.	09/1551cf
REPRESENTATION	
ACKNOWLEDGED	23/6/09

Area Planning & Building Standards Office
Highland Council
100 High Street
KINGUSSIE
PH21 1HY

Summer Cottage
1 Coylum Road
Coylumbridge
AVIEMORE
PH22 1QG



31st May 2009

AN CAMAS MOR, INVERDRUIE, AVIEMORE
09/00114/OUTBS. – DEVELOPMENT OF NEW COMMUNITY

Holding Objection to An Camas Mòr Planning Application

Dear Sir / Madam

We have no objection to the development of a new Highland Community at An Camas Mòr and we are in fact supportive of such an initiative.

We do wish however to express our objection to the application to utilise the re-aligned B970 as the main access road to the proposed An Camas Mòr during the early years of the development 2012 – 2016.

We feel the new community should not be allowed to intrude further into the Cairngorms than is necessary and forcing all the resident & developer traffic to pass through the scenic quiet areas of Inverdrue, Rothiemurchus & Coylumbridge is wrong.

The community in Coylumbridge village and Coylum Road will have its quiet and peaceful amenity spoilt by using an enlarged and re-aligned B970 as the main access route to An Camas Mòr. From a personal standpoint we do not want large construction vehicles and greatly increased volumes of traffic passing by two sides of our home.

We had thought that the Traffic Assessment would quantify the volume of construction traffic that would use the re-aligned B970 at Coylum Road and comment on the impact on the area during the first 4 – 6 years of the development.

The B970 re-alignment at Coylum Road would make the road to Boat of Garten and Nethybridge look like a main road. However beyond An Camas Mòr it would remain the narrow, quiet little road that it has always been with many bends and blind spots and currently is indicated as not being suitable for large vehicles.

The eventual main access described in the master plan and Transport Assessment is ideal for all the reasons stated in this report but should be a requirement of the An Camas Mòr development from the outset.

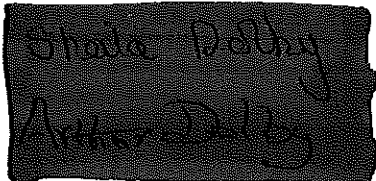
If this road were to be made a condition of Planning Consent it would stop the development encroaching into the quieter areas of the National Park and would make daily journeys of the early inhabitants much shorter when going to work, taking children to school, shopping and reaching all the services initially only available in Aviemore.

It would seem more appropriate for the development to be started at the western edge of the site closest to the amenities in Aviemore and this would preclude the use of the B970 altogether. Indeed we feel that starting the development at the extreme eastern edge of the plot is detrimental to the early success of the development.

This letter is intended as a holding objection letter as it is our intention to develop the objection once we have had more time to read and better understand the full implication of the application.

We would appreciate an acknowledgement of this objection and should the Cairngorm National Park Planning Department 'call in' the application for review we would ask that a copy of this letter be passed to them for consideration.

Yours faithfully

A rectangular area containing two handwritten signatures in cursive script. The top signature appears to be 'Sheila Dolby' and the bottom signature appears to be 'Arthur Dolby'. The background of this area is dark and textured, possibly a scan artifact or a stamp.

Sheila & Arthur Dolby

Caingorms National Park Authority
Planning Application No. 69/155/CP
REPRESENTATION *
ACKNOWLEDGED 23/6/09

Highland Council
Badenoch and Strathspey
Planning and Building Standards
- 1 JUN 2009
Received

'Creag Mhor'
21 Coylum Road
Coylumbridge
AVIEMORE PH22 1QG

31st May 2009

**AN CAMAS MOR – 09/00114/OUTBS DEVELOPMENT OF NEW COMMUNITY.
HOLDING OBJECTION AGAINST ASPECTS OF THE OUTLINE PLANNING APPLICATION.**

Dear Sir

I am writing to you to object about the proposed realignment of the B970 to be used as the main access to An Camas Mor. My house and garden are very close to the proposed new road, 12 metres from my house with the garden right at the road. As I have very young children I am very concerned about their safety and their health due to the very close proximity of the road.

All the construction traffic for the new development plus all the white van men are literally going right past my house causing noise, pollution, disruption and loss of amenity for my family and all my neighbours. Surely this is a crazy option by the developer? They must put the main access in at the start of the development at Inverdrue sub-station which will shorten journeys to and from Aviemore plus be less impact on the carbon footprint. It is pointless wasting money on re-routing a road which is not required. This money could go on a better bridge across to Aviemore.

The developers talk fine words in their An Camas Mor planning application but people in the real world will not walk or cycle in rain and snow taking young children to nursery or shopping to Tesco from October to April. They will use the car.

This new National Park in which we live and work must have very high standards in the planning and structure of any new developments and surely must rise above the many mistakes of previous developments such as Cumbernauld, East Kilbride, Livingston, Glenrothes and Irvine which held new hope of quality of life for people to live in.

I am not objecting about An Camas Mor but I am about the realignment of the B970.

Please acknowledge receipt of this objection.

Yours faithfully

Mr Colin Smillie

This is a ~~holding objection~~

21 Coylum road
Ariemore PH22 1QG

Calngormis National Park Authority	
Planning Application No. 09/155/1d	
REPRESENTATION	
ACKNOWLEDGED 23/6/09	* - 1 JUN 2009

Highland Council Badenoch and Strathspey Planning and Building Standards
Received

3 May 2009

Dear Sir/Madam

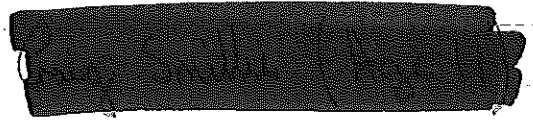
I am an eleven year old boy who moved from the Central Region to Coylumbridge to have a better style of life. Just now I have deer, squirrels, pinemartin and now a badger in our garden and on the fire break. This is where you want to put a road.

This seems silly to me as a lot of the animals would be killed or hurt and I would feel scared because the road would only be three feet from my garden and I would not be able to go round the back on my bike. I know this is only in the good weather, may to September but how will the people at An Comas Mor travel to Ariemore for their shopping or the school which is very long round the back of our house.

Why can't you get the people wanting to build the new village to make a road nearer to Ariemore so they don't make my new style of life, which is great, back to what I left with lots of traffic and pollution.

You will make the Red squirrels die out as we have at least four that cross the fire break every day.

Yours Faithfully



Cairngorms National Park Authority
Planning Application No. 09/155/CP
REPRESENTATION
ACKNOWLEDGED 24/6/09 *

Flowerfield,
Pityoulish,
Aviemore,
Inverness-shire PH22 1RD
30th May 2009

Planning Officer,
Highland Council,
100 High Street,
Kingussie,
Inverness-shire PH21 1HY

Highland Council
Badenoch and Strathspey
Planning and Building Standards
- 2 JUN 2009
Received

Dear Sir,

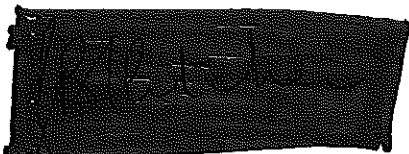
Planning Application 09/00114/OUTBS

This is a holding letter of objection to the above planning application for the development of a new town at Cambusmore, pending my further detailed study of the application.

My objections cover two principal area :-

1. The nature and style of the proposed development which is not in keeping with the traditional organic development of settlements in this area of the Highlands; the size of the proposed development and the type of some of the buildings proposed, in particular the three and a half story tenement blocks, are not appropriate to the area.
2. The proposal that until the completion of a new road , The Distributor Road, via Inverdrue, access to the proposed site would be via the B970. Inevitably this will mean an increase in traffic north up the B970. Between the northern end of the site and the Street of Kincardine the B970 is a very narrow winding road where passing is difficult at the best of times. Besides substantial tourist traffic, both cars and charabancs, there is heavy agricultural traffic using the road and an ever increasing number of cyclists, of all ages. Currently this road is an accident waiting to happen. To ensure the well being of all road users and to maintain the delightful nature of this road the entrance to the proposed development should be by the new Distributor road via Inverdrue from the very outset of the project.

Yours faithfully,



J.B. Fletcher Commander, Royal Navy

**Cairngorms National
Park Authority**
09 JUN 2009
RECEIVED

HALLIDAY FRASER MUNRO
PLANNING

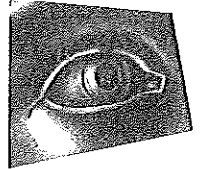
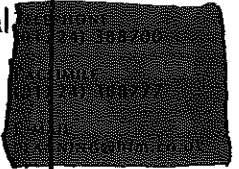
P1431/SL/pd

29 May 2009

Head of Planning and Building Control
The Highland Council
Badenoch & Strathspey Planning
100 High Street
Kingussie
PH21 1HY

Cairngorms National Park Authority	
Planning Application No. 09/155/09	Part Authority
REPRESENTATION	
ACKNOWLEDGED 23/6/09	RECEIVED 19 JUN 2009

8 VICTORIA STREET
ABERDEEN AB10 1XB



Highland Council
Badenoch and Strathspey
Planning and Building Standards

- 1 JUN 2009

Received

Dear Sir / Madam

**AN CAMAS MOR, INVERDRUIE, AVIEMORE
09/00114/OUTBS – DEVELOPMENT OF NEW COMMUNITY**

**OBJECTION TO RE-ROUTING OF B970 ADJACENT TO COYLUM ROAD,
COYLUMBRIDGE, AVIEMORE - COYLUM B970 ACTION GROUP**

I refer to the above outline planning application recently submitted to the Highland Council by An Camas Mor LLP.

On behalf of my client, the Coylum B970 Action Group, I would request that this letter be considered as a holding objection against certain aspects of the outline planning application.

My client has no objection to the principle of the new community proposed at An Camas Mor. They do however have serious concerns regarding the proposal to realign the B970 road from the south eastern edge of An Camas Mor, along the eastern boundary of the residential properties on Coylum Road to meet the 'Ski Road' east of Coylum Bridge.

The An Camas Mor Masterplan Report submitted along with the outline planning application refers to the relocated and upgraded B970 proposed to serve as the principle access for development at An Camas Mor, from the commencement of development up to 2018.

This results in the main access to An Camus Mor from Aviemore and the A9 trunk road from the south being along the realigned B970. This will result in a considerable amount of traffic passing directly alongside the private rear gardens of dwellinghouses on the east side of Coylum Road. This volume and close proximity of traffic will also impact on the majority of other properties on Coylum Road.

Since its inception, one of the main aims of a new settlement at An Camas Mor has been close links with Aviemore. This is a key point made in the CNPA Cairngorms Landscape Capacity for Housing Study 2005, which suggested a direct vehicular link with Aviemore across the River Spey. The convoluted means of accessing the development up to 2018 through a realigned B970 does not achieve this.

OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

CHARTERED
ARCHITECTS

CHARTERED PLANNING
CONSULTANTS

LAND USE
CONSULTANTS

URBAN DESIGNERS

SPACE PLANNERS

PROJECT MANAGERS

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA FRIAS

HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

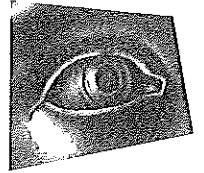
DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

REGIONAL
DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI

29 May 2009

The Highland Council

The An Camas Mor Transport Assessment (TA) provides only a brief reference to (para 1.4.1) and little justification for the 'new distributor road' proposed east of Coylum Road. The TA suggests that the B970 will be realigned in the development phase between 2012 to 2016, by which time 400 houses, a hotel, nursing home and shops would be constructed and occupied at An Camas Mor. It is also intimated (TA para 1.8.8) that the B970 realignment was required by The Highland Council as part of the Coylum Road development and is in the 1997 Badenoch & Strathspey Local Plan. The latter is correct, but the stated 'requirement' for this work has to be questioned when the B970 realignment was neither undertaken nor enforced by the Highland Council as roads authority. Outline planning permission for the residential development at Coylum Road was granted on 9th August 1995. This included a condition requiring that development's junction with the B970 was constructed to such a standard and a reservation created to allow for the 'possible future extension of the B970.' This work was undertaken, but the B970 has never been relocated.



The development at Coylum Road was not constructed in the way suggested in the 1997 Local Plan, where 'amenity woodland' was proposed between the realigned B970 and private properties. Such amenity woodland was never developed and the existing development at Coylum Road has resulted in private gardens directly abutting what would be the proposed path of the realigned B970. This already reduces the weight to be attached to the layout provisions contained in the 1997 Local Plan. In the 1994 report of the Local Inquiry into what eventually became the 1997 Badenoch & Strathspey Local Plan, Highland Regional Council stated that the realignment of the B970 was not essential to allow the Coylum Road development.

As an alternative to the realignment of the B970 at Coylum Road, the creation of a direct road link in the early stages of development between An Camas Mor and the B970 at Inverdrue electricity substation (as proposed by 2027) would provide a number of benefits. These include: the reduction of travelling times to Aviemore; creation of a realistic, useable pedestrian route, reduction in the environmental impact and construction costs of new roads. This route has considerable support from local residents.

In conclusion, on behalf of my client, I would submit that the proposed realignment of the B970 is entirely unnecessary and would not allow for the An Camas Mor to achieve the required close linkages with Aviemore and the wider principle transport infrastructure. It is suggested that an alternative access route be pursued from the B970 at Inverdrue sub station.

I trust you will give the points raised above due consideration. I reserve the right, on behalf of my client, to expand on these matters and submit further representations on the planning application in due course. I would be grateful if you could copy this letter to the CNPA in the event that the outline planning application is 'called in' for their consideration.

3

29 May 2009

The Highland Council

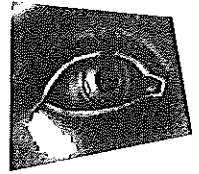
I would appreciate if you could acknowledge receipt of this letter. Please don't hesitate to contact me should you wish to discuss matters further.

Yours faithfully

[Redacted signature]

Scott Leitch
Planning Consultant
Halliday Fraser Munro Planning

cc: Client





Cairngorms National Park Authority
Planning Application No. 09/185/CP
REPRESENTATION
ACKNOWLEDGED 23/6/09 *

Drumbeg
Coylumbridge
Aviemore
Inverness-shire
PH22 1QU

29th May 2009

The Highland Council
Area Planning and Building Standards Office
100 High Street
Kingussie

Highland Council
Badenoch and Strathspey
Planning and Building Standards
- 1 JUN 2009
Received

Dear Sirs

An Camas Mor development

In this proposed development we are particularly concerned about the use of the existing B970 – which according to the plan is to be ‘relocated’ and ‘upgraded’.

We note that...” during construction periods A and B the construction traffic would take access to the site along the existing B970”. “ The types of construction traffic vehicles include: Heavy Goods Vehicles, such as lorries, tankers, concrete transportation trucks... bulldozers, cranes augers and other site plants.”

We would seek assurance that even in the preliminary stages of site preparation the present B970 from Coylum Bridge will not be used by any construction traffic. We have previously in 2006 raised our concern with the Director, Highland Council Department of Roads and Transport about the use of the B970 by large vehicles. Following which a reply from the Area Roads & Community Works Manager assured us that “all traffic on this road is being carefully monitored and action will be taken when or if the usage ever becomes unacceptable”. Consequently we would raise strong objection to any use of the B970 in its present state by site construction traffic.

It would seem to us illogical that two roads should be used by construction traffic as we note that during period C construction traffic would access the site from the Sub-Station and this will be the new main services route into the site. Does this mean that the upgraded B970 would cease to be used by construction traffic after completion of the main ‘sub-station route’ ?

Yours sincerely


Drs John and Muriel Berkeley

Copy to: Area Roads Manager, Kingussie

Calningorms National Park Authority
Planning Application No. 09/155/cf
REPRESENTATION
ACKNOWLEDGED 23/6/09 *

Highland Council
Badenoch and Strathspey
Planning and Building Standards
- 1 JUN 2009
Received

Riverside House
ON THE B970
Coylumbridge
Aviemore
Invernesshire
PH22 1RD

Telephone: 01479 811962

The Planning and Building Standards Office
Highland Council
100 High Street
Kingussie PH21 1HY

27th May 2009

Attention: The Chief Planning Officer

Dear Sir,

SUBJECT: PLANNING OBJECTION – REF PLANNING APPLICATION 09/00114/OUTBS

Our family lives on the B970 at Coylumbridge.

We strongly object to the proposed use of the B970 [until 2016] as main access to the An Camus Mor development.

This road is totally unsuitable for heavy traffic-use or for construction traffic. Furthermore, if the road is upgraded to 6 metres [it is presently barely 4 metres] this will have a devastating environmental impact.

Additionally, if the B970 is re-aligned to the east of the Coylum Road houses, then our household will be subject to an additional 1.5 km detour to travel to or from Aviemore. This would create a serious and significant daily exposure to our family with 2 children at school [1 at Aviemore Nursery School].

I firmly believe that the access to An Camus Mor should be directly from the Dalfaber Road. This will have the least possible Environmental Impact by minimising access distance for the significant number of vehicles driven to An Camus Mor, also including access to the A9. In view of the scale of the proposed An Camus Mor development, cost should not be an issue.

I would like to see the Planning Office take a very firm stand on this matter and not accede to the expected commercial pressure from the developers.

I look forward to your consideration and acknowledgement of this objection.

Yours Faithfully



Rinalyn P. Clow

Cairngorms National Park Authority	
Planning Application No.	09/155/CP
REPRESENTATION	
ACKNOWLEDGED	23/6/09 *

Riverside House
ON THE B970
Coylumbridge
Aviemore
Invernesshire
PH22 1RD

The Planning and Building Standards Office
Highland Council
100 High Street
Kingussie PH21 1HY



27th May 2009

Attention: The Chief Planning Officer

Dear Sir,

SUBJECT: PLANNING OBJECTION – REF PLANNING APPLICATION 09/00114/OUTBS

Our family lives on the B970 at Coylumbridge.

We strongly object to the proposed use of the B970 [until 2016] as main access to the An Camus Mor development.

This road is totally unsuitable for heavy traffic-use or for construction traffic. Furthermore, if the road is upgraded to 6 metres [it is presently barely 4 metres] this will have a devastating environmental impact.

Additionally, if the B970 is re-aligned to the east of the Coylum Road houses, then our household will be subject to an additional 1.5 km detour to travel to or from Aviemore. This would create a serious and significant daily exposure to our family with 2 children at school [1 at Aviemore Nursery School].

I firmly believe that the access to An Camus Mor should be directly from the Dalfaber Road. This will have the least possible Environmental Impact by minimising access distance for the significant number of vehicles driven to An Camus Mor, also including access to the A9. In view of the scale of the proposed An Camus Mor development, cost should not be an issue.

I would like to see the Planning Office take a very firm stand on this matter and not accede to the expected commercial pressure from the developers.

I look forward to your consideration and acknowledgement of this objection.

Yours Faithfully

A. Forbes Clow

Calmgorms National Park Authority		Highland Council Badenoch and Strathspey Planning and Building Standards
Planning Application No. 69/155/CA	27 MAY 2009	Mr and Mrs J Rosenfield
Ref 09/00114/OUTBS REPRESENTATION	* Received	18 Coylum Road Coylumbridge PH22 1QG
ACKNOWLEDGED 23/6/09		

Dear Sir or Madam

We wish to protest in the strongest possible terms, or, as we have been advised, put in a holding objection, to the planned access road to An Camas Mor; or the re-alignment of the B970.

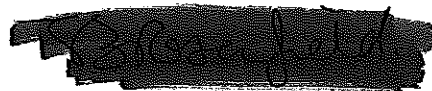
Firstly, we cannot understand why the road has to be re-aligned when there is already have a perfectly good one. Secondly, The B970 as it stands is neither the most direct, nor logical route for access to this estate.

Of course it will badly affect our quality of life, and the value of our house; there are also several children who will needlessly be affected by the heavy traffic which would use this road. However, our most serious concern is for our handicapped daughter, who has only recently learned to walk by herself, and does not have a proper understanding of danger. Moreover, she will be absolutely terrified by the noise of heavy traffic, to the extent that she will not be able even to play in her own back garden.

I understand that the alignment is from a plan of several years ago; a community has grown up here since then, with several children. I also am given to understand that the shortest route, that from Aviemore, or past the fish farm, would involve the cost of a bridge. I cannot guage how much income An Camas Mor will generate for the landowner, but surely more than enough to cover the cost of a bridge. And whatever the cost, if the powers that be hold this to be more important than the safety and well-being of small children, then their priorities should be seriously questioned.

Yours Sincerely





Cairngorms National Park Authority

Planning Application No. 09/155/G

REPRESENTATION

ACKNOWLEDGED

23/6/09

*

MR D.WAKEFIELD BDS
2 COYLUM ROAD COYLUM BRIDGE AVIEMORE INVERNESS-SHIRE PH22 1QG.

THE PLANNING AND BUILDING STANDARDS OFFICE
HIGHLAND COUNCIL
100 HIGH STREET
KINGUSSIE
PH21 1HY.

Highland Council
Badenoch and Strathspey
Planning and Building Standards

28 MAY 2009

Received

26th MAY 2009..

REF: PLANNING APPLICATION REF 09/00114/OUTBS.

Dear Sir/Madam

With regards to the above planning Application I would like to make a holding objection to be followed by a more detailed objection after further consideration of the application.

I have no objection to the principal of An Campus Mor but I do have very grave concerns regarding the proposal to re align the B970 past the houses in Coylum Road and then use the re aligned road as the primary access for all traffic(including construction vehicles and the bus service) into and out of An Campus Mor.

Would you please send any correspondence regarding the above to myself at

40b PINE DRIVE
ST IVES
RINGWOOD
HANTS
BH24 2LN.

Many thanks

Yours faithfully



D. WAKEFIELD BDS.

Cairngorms National Park Authority
Planning Application No. 09/1535/CP
REPRESENTATION
ACKNOWLEDGED 23/6/09 *

.....
James C.M. Dunbar

26.05.2009

Highland Council
Badenoch and Strathspey
Planning and Building Standards

28 MAY 2009

Received

The Planning and Building Standards Office

The Highland Council

100 High Street
Kingussie PH21 1HY

Dear Sirs,

09/00114/OUTBS

I am writing with reference to the above Application for the development at An Camus Mor.

I wish herewith to place a Holding Objection to this development.

Yours faithfully

James Dunbar

Kincardine House
Boat of Garten, Inverness-shire PH24 3BY

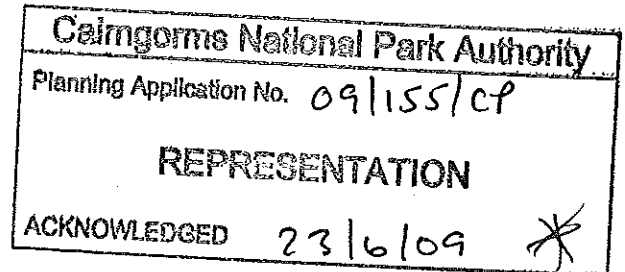
TEL: 01479 831316
FAX: 01479 831680
E-MAIL: James.Dunbar@openmail.com



3 Coylum Road
Aviemore
PH22 1QG

25th May 2009

Head of Planning and Building Control
Highland Council
Badenoch and Strathspey
100 High Street
Kingussie PH21 1HY



Dear Sir

Outline Planning Application Ref: 09/00114/OUTBS - Development at An Camas Mòr – Use of B970 as the initial main access route for traffic

This is a holding objection to the use of the B970 as the initial main access route for traffic to and from An Camas Mòr, as described in planning application reference, 09/00114/OUTBS. We will present a more detailed objection when we have had more time to consider the application fully.

We have no objection to the proposed development at An Camas Mòr itself.

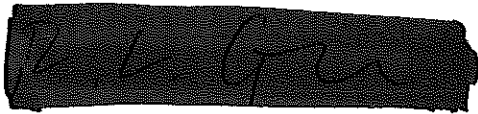
We do object to the proposed realignment of the B970 close to the houses in Coylum Road and the subsequent use of the realigned B970 for all traffic (including construction traffic and the new bus service) into and out of An Camas Mòr at least until 2018. We believe that the proposed distributor road from near to the electricity substation at Inverdrue should be constructed and used from the outset of the development project.

Our objection to the realignment of the B970 and its use for An Camas Mòr traffic will include, but may not be limited to, the following:-

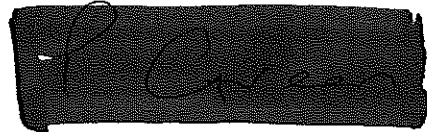
- The proposed route of the realigned B970 is too close to the houses in Coylum Road as they are actually positioned. Some garden fences are less than two metres from the proposed road and some houses are less than 13 metres from the road.
- The realignment of the B970 and its use for An Camas Mòr traffic will result in severe loss of amenity for the Coylum Road residents. Coylum Road consists of a group of houses surrounded by forest. The proposed route of the B970 is, at present, a quiet wooded footpath. Realignment and use of the B970 will result in Coylum Road becoming a traffic island bounded by a busy road on two sides. This will damage the character of Coylum Road and will spoil the residents' quiet enjoyment of their houses and surroundings. We believe that the adverse effects of the An Camas Mòr development on Coylum Road have been downplayed, and almost ignored, in the Environmental Statement included with the application.

- Use of a realigned B970 for An Camas Mòr traffic will take that traffic further into the Glenmore corridor than needed and will negatively impact the communities of Coylumbridge and Inverdrue.
- The application proposes early investment in infrastructure and foundations to facilitate the construction of a distributor road into An Camas Mòr from near to the electricity substation at Inverdrue. We believe that the monies proposed to be spent on upgrading the B970 and realigning it would be better applied to constructing the distributor road from Inverdrue at the outset of the project.
- The proposal to realign the B970 and use it for all An Camas Mòr traffic seems to be driven by just 14 words in section 6.1.6 of the Highland Council Local Plan of 1997. These words were first drafted in the late 1980s, when Coylum Road was just two meadows, and the wording has remained unchanged since then. Even though Coylum Road is now developed and was not laid out as envisaged in the 1997 Local Plan, no attempt has been made in the An Camas Mòr planning application to take account of the changed situation or to evaluate alternative solutions to the routing of An Camas Mòr traffic.

Yours sincerely



Richard L Green



Mrs P Green

Stronach
Coylumbridge
Aviemore
Inverness-shire
PH22 1QU

Cairngorms National Park Authority

Planning Application No. 09/1551CP

REPRESENTATION

ACKNOWLEDGED 23/6/09 *

25 May 2009

The Planning & Building Standards Office
Highland Council
100 High Street
KINGUSSIE
PH21 1HY



Dear Sirs


Planning Application Reference 09/00114/OUTBS

Please note that this is a holding objection to the proposals with regard to the realignment of the B970 at Coylumbridge.

I will submit a more detailed objection following further consideration of this planning application.

Please acknowledge receipt of this letter.

Yours faithfully



Mrs Marion Macadam

Stronach
Coylumbridge
Aviemore
Inverness-shire
PH22 1QU

Cairngorms National Park Authority	
Planning Application No.	09/155/CP
REPRESENTATION	
ACKNOWLEDGED	23/6/09 *

Highland Council Badenoch and Strathspey Planning and Building Standards
- 1 JUN 2009
Received

25 May 2009

The Planning & Building Standards Office
Highland Council
100 High Street
KINGUSSIE
PH21 1HY

Dear Sirs

Planning Application Reference 09/00114/OUTBS

Please note that this is a holding objection to the proposed realignment of the B970 at Coylumbridge.

On further consideration of this planning application I will submit a more detailed objection.

Please acknowledge receipt of this letter.

Yours faithfully



Mr W.A. Macadam

Mr & Mrs J. Gordon
"Kintail"
Coylumbriidge
Avenmore FF122 1091

Cairngorms National Park Authority

Planning Application No. 09/155/CP

REPRESENTATION

ACKNOWLEDGED 23/6/09 *

25th May 2009

Planning Application Ref 09/00114/OUTBS

Highland Council
Badenoch and Strathspey
Planning and Building Standards

- 1 JUN 2009

Planning Office

Kingussie

Dear Sir

As a resident of Coylumbriidge

for 35 years, I am writing to oppose the

new realignment for the B970 east of

Coylum Road. This wooded area is a

Sanctuary to wild life such as Red

Squirrels, Roe Martens Badgers, Capercaillie

Redstarts woodpeckers and many ant hills

This certainly would affect the wild life

with both traffic to An Camas Mor by

residents and construction traffic alike.

The Government are trying to encourage
The Red Squirrel population, this would
certainly cut down the numbers in

this area. The Construction Route via

The Sub Station Route or Inverdrivie

where there is less wild life makes a

more suitable proposal. I hope these

points will be taken into consideration.

Yours faithfully

[Redacted Signature]

This is a holding objection to be

followed by a more detailed objection

Cairngorms National Park Authority Planning Application No. 09/155/CP	
REPRESENTATION	
ACKNOWLEDGED 23/6/09 *	

Mr & Mrs J. Gordon
 "Kintail"
 Cowlumbidge
 Avonmore PH22 10GU
 Tel: [REDACTED]

would have far reaching consequences
 for the area.

25th May 2009

Planning Application REF=09/00114/OUTBS

Received
 - 1 JUN 2009
 Highland Council
 Planning and Building Standards

Planning Office
 Kingussie.

This is a holding objection to be
 followed by a more detailed objection.

Mary F. Hanks

[REDACTED]

Dear Sir,
 I can lodge an objection to

the proposed realignment of the B970
 at Cowlumbidge. This is a haven for
 many types of wildlife, Pine Martens,
 Capercaillie, many red Squirrels and other
 birds including many ants nests. As a
 retired Gamekeeper who has lived on
 Robhiemurchus for over half a century,
 I have particular interest in wildlife
 and in my opinion this proposed Road

Calmgorms National Park Authority	
Planning Application No.	09/1551CP
REPRESENTATION	
ACKNOWLEDGED	23/6/09 *

6 Coylum Road
Coylumbridge
By Aviemore
PH22 1QG
25th May 2009

The Planning and Building Standards Office
Highland Council
100 High Street
Kingussie
PH21 1HY



Dear Sir

Planning Application 09/00114/OUTBS
An Camas Mor – Holding Objection

We, as residents of the mature Coylum Road Community, Coylumbridge, are writing to register a holding objection to the above Planning Application.

The basis of our objection is directed at:

- (1) the proposal to create a new junction of the B970 with the ski road at Coylumbridge
- (2) The proposal to use the B970 for access to the An Camas Mor for all of the construction traffic.

Our Objections include:

- (1) The existing junction is perfectly adequate
- (2) Police records over the last 10 years show no accidents at the junction
- (3) Creating a new junction would be a huge waste of public money
- (4) Access to An Camas Mor has historically been shown via the Fish Farm
- (5) The B970 is part of National Cycle Network (Route 7) users of which will be put at unnecessary risk from heavy construction traffic.
- (6) The route of the proposed realigned road junction is a narrow strip abutting a SSSI
- (7) The new route will impact on our privacy and amenity by destroying a pleasant wood side footpath which the Coylum Road community maintain.
- (8) Coylum Road has been constructed without footpaths, this footpath offers a safe passage at all times for the many school aged residents.
- (9) A range of wild life including deer, badgers and red squirrels, pheasants etc, use this footpath to roam at will within our community.

Clearly this very recent decision of the An Camas Mor Team to change from the Fish farm entrance is to save on infrastructure costs, this change of access must be resisted, and the development only permitted to proceed if adequate private funding is available to construct all the infrastructure at the start of the development using temporary haul roads from either of the two existing alternative site access points.

The use of public funding to 'improve' a junction that no public body have ever asked to 'improve' or even needs improving will be fiercely resisted.

The impact of moving the B970 junction will have a major effect on the thriving new community of Coylum Road and Coylumbridge, it is only necessary to walk over the bridge to see the delightful highland character of the existing Coylumbridge area with its rushing waters, stone bridge, cottages, dry stone walls, and perfectly proportioned junction.

The 21 houses on Coylum Road are currently hidden by a steep bank on the existing B970 and their visual impact from the ski road and existing housing has been minimised by carefully landscaping in accordance with planning conditions. The designs and layout of the housing on Coylum road were prescribed by Johnny Grant to be similar to a turn of the century settlement, and blend in seamlessly with the existing Coylumbridge environment.

Re aligning the B970 would entail constructing a major stretch of ½ mile of straight tarmac; this would destroy a well used path and wild life habitat and drive a wedge between the mature community at Coylum Road and the adjacent SSSI woodland.

This proposal to disconnect the Coylum Road community from it's existing woodland setting by squeezing in an unnecessary construction access road, would seem to be at odds with the An Camas Mor's design team's vision for their development, a woodland setting community in harmony with nature,.

Should this application be called in by the Cairngorm National Park please ensure that this letter is forwarded to them.

Yours faithfully



Malcolm & Angela Kilvington

Calmgoms National Park Authority	
Planning Application No.	09/155/CP
REPRESENTATION	
ACKNOWLEDGED	23/6/09 *

Sunday, 24 May 2009

The Planning and Building Standards Office
Highland Council
100 High Street
Kingussie
PH21 1HY

Highland Council Badenoch and Strathspey Planning and Building Standards
28 MAY 2009
Received

Re: Road access to An Camas Mor

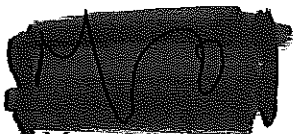
Dear Sir,

I understand that the formal application for planning permission has been made by Mr. J. Grant, of the Rotheimurchus Estate for development of An Camus Mor. Application reference 09/00114/OUTBS.

Looking at the plans submitted initial access for the immediate and midterm to the site for construction traffic will dramatically affect me and my family including my Mother at 8 Coylum Road. Whilst in principle we support the An Camus Mor development our objection is due to the routing of the access road. We contend this route is not the optimum solution, un-necessarily affects the local residents and the alternative route proposed through the fish farm would be a win win solution.

Would you please note my objection and keep me informed of any developments. I would also appreciate any opportunity to further present our objections.

Faithfully,



Mark Munro

5 COYLUM ROAD
COYLUMBRIDGE
AVIEMORE
PH22 1QG

Cairngorms National Park Authority	
Planning Application No.	09/155/CP
REPRESENTATION *	
ACKNOWLEDGED	23/6/09
Sunday, 24 May 2009	

The Planning and Building Standards Office
Highland Council
100 High Street
Kingussie
PH21 1HY

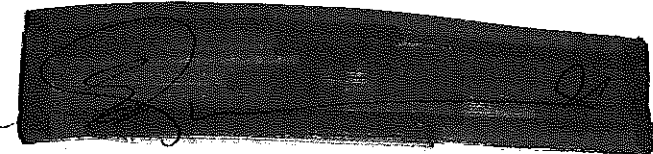
Highland Council Badenoch and Strathspey Planning and Building Standards
28 MAY 2009
Received

Re: Road access to An Camas Mor
Application reference 09/00114/OUTBS.

Dear Sir,

Would you please register my objection to the proposed access road to An Camas Mor which will detrimentally affect the quality of my life in Coylum Road. The realignment of the B970 past the house in Coylum Road is not the optimum solution either for the residents or the efficiency of access from Aviemore to An Camas Mor. Whilst I appreciate your job of planning is extremely difficult I do hope that you can develop a solution, say access through the fish farm, which I believe has no negative impact.

Faithfully,



Mrs. EDK Munro

8 COYLUM ROAD
COYLUMBRIDGE
AVIEMORE
PH22 1QG

Cairngorms National Park Authority
Planning Application No. 09/155/CP
REPRESENTATION
ACKNOWLEDGED 1/6/09 * Saturday, 23 May 2009

Mr. D. McKee
Cairngorms National Park Authority
14 The Square
Grantown on Spey
PH26 3HG

Cairngorms National
Park Authority
01 JUN 2009
RECEIVED

Re: Road access to An Camas Mor

Dear Mr. McKee,

I understand that the formal application for planning permission has been made by Mr. J. Grant, of the Rotheimurchus Estate for development of An Camas Mor.

Firstly, thank you for your courteous letter dated 12 January 2009.

Looking at the plans submitted initial access for the immediate and mid term to the site for construction traffic will dramatically affect myself and my family including my Mother at 8 Coylum Road. Our objection is due to the routing of the access road, some 15 meters from my front door. We contend this route is un-necessary and the alternative route proposed through the fish farm would be more appropriate.

Would you please review the application and keep me informed of any developments. I would also appreciate any opportunity to further present our objections.

Sincerely,



Mark Munro

This is a duplicate of email sent in today

5 COYLUM ROAD
COYLUMBRIDGE
AVIEMORE
PH22 1QG